

DEEDS

“It is very important to have your new deed recorded as it is usually your most important and largest asset.”

- 1. Please make sure the Deed and the Preliminary Change of Ownership Report (PCOR) are signed, and gets recorded in the appropriate county. We provide the PCOR as courtesy, as it is requested by most California Counties. You can file the deed without the PCOR, but there will an extra \$20.00 to record your deed. We fill out the PCOR with the basic information required by most counties, however some counties may request additional information. You are responsible to provide that information, such as, for example, whether you are a Veteran or not. Also on the PCOR, should fill in all information in the signature box on the 2nd page such as your phone number and email address.**
- 2. If you did not provide us with a copy of your original deed, then you should verify the accuracy of the legal description on this new deed by comparing it with your current deed. We obtain the information from public sources which may not always be correct or indexed properly. We are only preparing the transfer document, and cannot be responsible for verifying ownership, or correct legal descriptions.**
- 3. Deceased Spouse. If a deceased spouse’s name is still on your current deed, then an Affidavit of Joint Tenant may be necessary to remove the name and complete the recording. There is an additional \$100.00 preparation fee our my office to prepare this affidavit and usually an additional filing fee with the county recorder.**
- 4. Please allow 12-14 weeks for your deed to be recorded and returned to you by the county recorder.**

RECORDING OPTIONS

OPTION ONE: LAW OFFICE

If you would like our law office to record your new California deed for your PRIMARY RESIDENCE, please send a \$100.00 check made payable to BENEFICIAL LEGAL, and the signed deed along with the signed Preliminary Change of Ownership Report to:

**BENEFICIAL LEGAL (ATTN:DEEDS)
22336 HARPER AVENUE
SAINT CLAIR SHORES, MI 48080-1818**

To record any other California properties or any out-of-state deeds, the fee is \$200.00 per deed (Some other states may require a larger fee, such as Louisiana, which is \$250.00; and if so, our office will contact you.). We do not record Hawaii deeds or Cook County, Illinois.

For recording an affidavit, it is \$150.00.

Please allow 12-14 weeks for your deed to be recorded and returned to you by the county recorder.

OPTION TWO: RECORD YOUR OWN DEED

If you chose to record your own deed, please contact the Recorder or Register of Deeds for the county in which the property is located. The recorder will provide information and directions on how to have your new deed recorded, including the amount of the filing fee, mailing address, and tax stamps (if necessary). An out of state deed may also require the completion of a separate property transfer form, that you will need to obtain. Please allow 12-14 weeks for your deed to be recorded and returned to you by the county recorder.

IF YOU CHOOSE TO RECORD YOUR DEEDS, YOU MUST MAKE SURE ALL INFORMATION IS CORRECT ON THE DEED AND ANY OTHER FORMS BEFORE RECORDING THE DEED. ALSO, YOU ARE RESPONSIBLE FOR ENSURING ALL NECESSARY FORMS ARE PRESENTED TO THE COUNTY WHEN RECORDING.

PROPERTY TAXES

For California, transfer of real property to your trust that you own by yourself, or own jointly with your spouse, recording your deed will be exempt from property tax reassessment. Or, if you own the property with someone other than your spouse, as a tenant in common.

However, if you own the property with someone else, other than your spouse, in a another form such as “Joint Tenants” or “Joint Tenants with Rights of Survivorship”, then please advised that the County may reassess your property with regard to property taxes. You may wish to contact your County Property Assessor beforehand.